

OFFICE
RETAIL

FOR SALE
\$330,000



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



410 E. Main Street,
Mahomet, IL 61853

PROPERTY INFORMATION

AVAILABLE SPACE
2,850

LOT SF
13,530

TAX ID
15-13-15-153-020

ZONING
Retail

AREA DESCRIPTION

Downtown Mahomet is the center of a growing town. The property is located on Main Street between Lombard and Lincoln. Main Street features retailers, restaurants, and neighborhood businesses. There is easy access to Interstate 74 via Lombard St. which is a main arterial road. Neighboring businesses include JT Walker's Restaurant, Robert Fleming Orthodontics and Christopher Rory Photography.

PROPERTY DESCRIPTION

This property is in the middle of Downtown Mahomet and can be used as an office or retail business. The property consists of two separate freestanding buildings.

The South building is 2,850 SF with frame construction, high ceiling, one story with vinyl and wood siding with an asphalt shingled roof. It was formerly used as a Tae Kwon Do studio with an open floor plan and has a private office, restroom and utility room in the back. It is heated and cooled by gas forced air heat and central AC. Tenant is responsible for sharing snow removal and lawn maintenance expenses with the beauty salon tenant.

The North building is known as 410 1/2 E. Main and currently leased to a beauty salon. The salon has been there as a long-term tenant for several years. The AC units have just recently been replaced and the parking lot regraded.



Jay Sikorski
217-352-7712
jas@cbcdr.com



CBC Devonshire Realty
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

CBCDR.COM

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